

CAPSULE

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Presently, areas such as west Towson are seeing the commercial growth of central Towson slowly creeping into their own neighborhood. However, very few high rises are seen here (existing only on two border areas) and many commercial alterations have been sensitive to the residential quality home owners are hoping to maintain.

This house is one such example. Although it is used for commercial purpose, the exterior and most of the interior retains its original appearance. This bungalow, with its catslide roof, large porch and central dormer, is complemented by the natural rough texture of the brown wooden shingles with which it combines to create a popular style of the late Victorian period.

MARYLAND HISTORICAL TRUST

BA-1733
MAGI - 0317334711

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

306 W. Pennsylvania Ave.

CITY, TOWN

Towson

— VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

—DISTRICT

☒ BUILDING(S)

—STRUCTURE

—SITE

—OBJECT

OWNERSHIP

—PUBLIC

☒ PRIVATE

—BOTH

PUBLIC ACQUISITION

—IN PROCESS

—BEING CONSIDERED

STATUS

☒ OCCUPIED

—UNOCCUPIED

—WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

—YES: UNRESTRICTED

—NO

PRESENT USE

—AGRICULTURE

☒ COMMERCIAL

—EDUCATIONAL

—ENTERTAINMENT

—GOVERNMENT

—INDUSTRIAL

—MILITARY

—MUSEUM

—PARK

—PRIVATE RESIDENCE

—RELIGIOUS

—SCIENTIFIC

—TRANSPORTATION

—OTHER:

4 OWNER OF PROPERTY

NAME

Augustine J. Muller

Telephone #: 828-1372

STREET & NUMBER

511 W. Joppa Rd.

CITY, TOWN

Towson

— VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4325

Folio #: 515

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE: May, 1979

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Exterior Only:

A good example of the bungalow style stands at # 306 W. Pennsylvania Avenue. This frame structure is 2½ stories and is covered with brown wooden shingles. It sits upon a high stuccoed foundation and is topped by the characteristic cat-slide roof.

The main facade faces south, is three bays wide and has a west extension.

The west bay of the main block contains a very wide entranceway with side lights. The central bay, in contrast, is occupied by a small horizontally placed casement window filled with stained glass. The east bay contains a 1/1 sash window.

The single story porch, another important feature of the bungalow style, is partially enclosed with a shingled railing and wide round arches. The roof, which is incorporated into the roof of the main block, is supported by two narrow round truncated columns. The ceiling is tongue-and-groove.

The characteristic dormer is present, is gabled and is centrally located on the slate roof. Like the main roof, the roof of the dormer has deep eaves and exposed rafter ends. This dormer simulates a sleeping porch.

The west extension, which is also covered with wooden shingles, is one bay wide, is a single story and contains a pair of 6/1 sash windows.

On the north facade is a shed roof enclosure off center to the East projecting one bay and being one bay wide. There is one window just west of this on the main block. The roof from the enclosure extends to cover an entrance in the east bay. This shed roof is supported by turned columns.

The roof of the main block contains a small shed roof dormer which is lighted by two windows.

A brick, corbeled, capped chimney breaks through the roof off center to the east below the ridge.

The east facade is the gable end is approximately four bays long. The central bays of the first level are occupied by a bay window which has a shed roof. The windows on all three sides are a regular 6/1 sash.

Three evenly spaced basement windows also occupy this facade.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1915 - 1918

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue and later Central Avenue were laid out for accessibility to lots ready for public development. Although he died in 1901 before much development took place, Dr. Bosley was represented by his trustees who continued to administer his land.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

D. Schultz

WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

CHAIN OF TITLE FOR # 306 W. PENNSYLVANIA AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
4325	515-	May 27, 1964	Louise Burns et al	Augustine J. Muller
<p>Beginning...north side of Pennsylvania Ave. distant 75 feet from the northeast corner of Pennsylvania and Central Avenues...65 feet... 150 feet to beginning. Known as 306 W. Pennsylvania Ave.</p> <p>William K. Burns, who died March 14, 1952, devised by his Last Will and Testament dated January 26, 1951 and recorded in Will Book JPC 45/515 this property to his sister-in-law Louise Burns.</p>				
551	114	December 17, 1921	Lewis C. Merryman	William K. Burns & wife
551	112	December 17, 1921	Marian L. Burns & husband	Lewis C. Merryman
472	381	November 22, 1916	George G. Wheeler	Marian L. Burns
406	77	December 20, 1912	Clinton O. Bosley et al	George G. Wheeler
		December 16, 1912	Arthur L. Bosley et al Trustees	Clinton O. Bosley
<p>Dr. Grafton M. Bosley, by way of Last Will and Testament recorded in Will Book 12/111 appointed Arthur L. Bosley and Richard H. Pleasants his Trustees with power to sell his real estate. (Will dated January 14, 1901)</p>				

MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company
for \$11,500

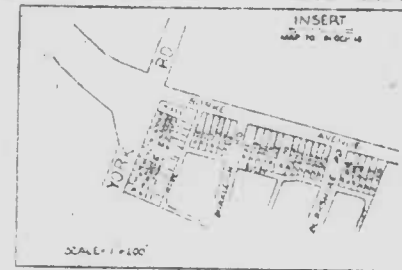
Twelve lots situated West of Towson represented on a plat filed with
the mortgage.

For the purpose of making accessible the said lots, the following
Avenues represented on the plat "are hereby dedicated to public use...":

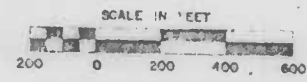
Chesapeake Avenue
Pennsylvania Avenue
Allegheny Avenue
Highland Avenue
Bosley Avenue

BA-1733

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MD DEPT. OF ASSESS. & TAX



TOWSON
SCALE 1" = 200'

DEPT. OF ASSESSMENTS & TAXATION
TAL MAP DIVISION
BALTIMORE COUNTY, MARYLAND

MAP NO.
7CA

BALTIMORE COUNTY, MARYLAND SHEET 7CA



BA-1733
SOUTH FACADE
306 PENNSYLVANIA
AVENUE

WAYNE NIELD II
MARCH 1979



BA-1733
EAST & SOUTH FACADE
506 PENNSYLVANIA
AVENUE

WAYNE NIELD II
MARCH 1979



BA-1733

WINDOW

306 PENNSYLVANIA
AVENUE

WAYNE NIELD II
MARCH 1979



BA-1733

FORCH
306 PENNSYLVANIA
AVENUE

WAYNE NIELD II
MARCH 1979